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City Council
Atlanta, Georgia

AN ORDINANCE

BY: IVORY LEE YOUNG, JR.

Z-05-73

Date Filed: 7-12-05

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the city of Atlanta be amended, and the maps established in connection therewith be changed so that the following property located at **312-1045 Culpepper Street, N.W., 1322-1346 Booth Avenue, N.W. and 1321-1337 Fairmont Avenue, N.W.** be changed from the I-1 (Light Industrial) District to the MR-4B (Multifamily Residential-five story, zero-lot line, single family dwellings) District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 188 17th District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development", as identified by the use of the suffice "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above-described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Legal Description

All that tract or parcel of land lying and being in Land Lot 188 of the 17th District, City of Atlanta, Fulton County, Georgia, and being more particularly described as follows:

Begin at the intersection of North right-of-way of Division Street (30' right-of-way) and East right-of-way of Fairmont Avenue (40' right-of-way) said intersection being the POINT OF BEGINNING; thence along said East right-of-way North 00 degrees 22 minutes 34 seconds East a distance of 396.00 feet to the intersection of said East right-of-way and the South right-of-way of Culpepper Street (40' right-of-way); thence along said South right-of-way South 89 degrees 28 minutes 46 seconds East a distance of 191.35 feet to the intersection of said South right-of-way and the West right-of-way of Booth Avenue (40' right-of-way); thence along said west right-of-way South 01 degrees 22 minutes 34 seconds West a distance of 396.00 feet to the intersection of said West right-of-way and the North right-of-way of Division Street (30' right-of-way); thence along said North right-of-way North 89 degrees 28 minutes 46 seconds East a distance of 191.35 feet to the POINT OF BEGINNING;

Said tract of land contains 1.739 acres or 75,751 sq.ft.

2-05-73

